NSW GOVERNMENT | Planning

Planning Team Report

Amendment of Schedule 5, Environmental Heritage, Parramatta LEP 2011

Proposal Title :	**Amendment of Schedule 5, Environmental Heritage, Parramatta LEP 2011**
Proposal Summary :	**The planning proposal intends to remove the heritage listed item at 42 Bridge Street, Rydalmere, from Schedule 5 Environmental Heritage of Parramatta LEP 2011. The item is listed as "Sandstone Blocks" (Item No. I578) as currently stored at the above address.**
PP Number :	**PP_2012_PARRA_004_00**
Dop File No :	**12/13492**

Proposal Details

Date Planning Proposal Received :	**17-Aug-2012**	LGA covered :	**Parramatta**
Region :	**Sydney Region West**	RPA :	**Parramatta City Council**
State Electorate :	**PARRAMATTA**	Section of the Act :	**55 - Planning Proposal**
LEP Type :	**Spot Rezoning**		

Location Details

Street :	**42 Bridge Street**				
Suburb :	**Rydalmere**	City :	**Rydalmere**	Postcode :	**2116**
Land Parcel :	**Lot 2 DP 128739; Part Lots 211 & 304 DP 14244**				

DoP Planning Officer Contact Details

Contact Name :	**Michael Druce**
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RPA Contact Details

Contact Name :	**Paul Kennedy**
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DoP Project Manager Contact Details

Contact Name :	
Contact Number :	
Contact Email :	

Land Release Data

Growth Centre :	**N/A**	Release Area Name :	
Regional / Sub Regional Strategy :	**Metro West Central subregion**	Consistent with Strategy :	**Yes**

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	**0**	No. of Dwellings (where relevant) :	**0**
Gross Floor Area :	**0**	No of Jobs Created :	**0**

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **LOBBYIST STATEMENT**
At this time, to the best of the Regional Team's knowledge, there have been no meetings or communications with lobbyists regarding this planning proposal.

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes :

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment :

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions is adequate and involves a simple amendment by way of removing one item from Schedule 5 Environmental Heritage and from the associated Heritage Map of Parramatta LEP 2011.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **2.3 Heritage Conservation**

* May need the Director General's agreement

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **Council has identified that S117 Direction 2.3 Heritage Conservation is applicable to the planning proposal.**
The planning proposal is not inconsistent with this direction as the item to be delisted has been assessed as not possessing heritage significance. The elements of the item not stored at or located at the site of 42 Bridge Street Rydalmere are protected as part of Council's movable heritage collection at Parramatta Heritage Centre.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The map provided is sufficient for exhibition purposes.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council has proposed a consultation period of 28 days. This is a longer period than required for a minor proposal and as it is classified as a "low impact planning proposal" a 14 day exhibition period is recommended.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Parramatta LEP 2011 was made in October 2011.**

Assessment Criteria

Need for planning proposal : **The heritage listing of the sandstone blocks has been assessed by Council's heritage advisor as not meeting the Government's criteria and has recommended that the item be removed from the heritage schedule of the LEP. Delisting of the site will allow for the sandstone blocks to be utilised in restoration projects where required in the LGA.**

A planning proposal is the only means to achieve these outcomes.

Consistency with strategic planning framework : **Council argues that the removal of this item from the heritage schedule, but with protection and adaptive re-use of the the related heritage elements, is consistent with the Sydney Metropolitan Strategy objective to: "Protect places of special cultural, open space and heritage value".**

Environmental social economic impacts : **The planning proposal will have no environmental impact.**
Council argues that the removal of the item from the heritage schedule has a positive social effect in that it improves and maintains the integrity of the heritage schedule of the LEP.
The adaptive reuse of the sandstone blocks for repairs of historic structures will have a

positive social and economic effect through the maintenance and repair of existing items.

Assessment Process

Proposal type :	**Minor**	Community Consultation Period :	**14 Days**
Timeframe to make LEP :	**6 Month**	Delegation :	**DG**
Public Authority Consultation - 56(2)(d) :	**Office of Environment and Heritage**		

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
LocationMap.pdf	**Map**	**Yes**
A - Letter to Department - Signed.pdf	**Proposal Covering Letter**	**Yes**
C - Heritage Assessment - Sandstone Blocks - 20120725.pdf	**Study**	**Yes**
B - Planning Proposal.pdf	**Proposal**	**Yes**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **2.3 Heritage Conservation**

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

1. Council consult with the Office of Environment and Heritage

This consultation can, but need not, occur concurrently with the public exhibition of the proposal.

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2. The planning proposal be publicly exhibited for 14 days.

3. The timeframe for the making of the LEP is to be 6 months from the week following the gateway determination.

Supporting Reasons : **The planning proposal is supported as it is the most effective means of correcting an existing anomoly in the the Heritage Schedule 5 of the Parramatta LEP 2011.**

Signature: _____

Printed Name: Tim Archer Date: 23/8/12